

# **AGENDA**

## **PLANNING COMMISSION**

of the

## **CITY OF HANFORD**

**COUNCIL CHAMBERS**  
**400 N. Douty St.**  
**7:00 PM, Tuesday, October 13, 2015**

### **CALL TO ORDER**

### **ROLL CALL**

### **FLAG SALUTE**

### **INVOCATION**

### **PUBLIC COMMENT**

*This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Commission. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed. A maximum of **five minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

### **CONSENT CALENDAR**

*Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.*

- A. Approval of Minutes of the September 8, 2015 meeting.**
- B. TIME EXTENSION 2015-01, a request to extend the life of Tentative Parcel Map 2006-12 for 12 additional months.**

## **PUBLIC HEARING**

- A. CONDITIONAL USE PERMIT 2015-03, a proposal to construct a 14,000-square foot auto-collision repair building in the “SC” Service Commercial Zone District. The property is located at the northeast intersection of Glendale Avenue and Aquifer Drive (APN 011-030-001)**

## **GENERAL BUSINESS**

## **DIRECTOR'S COMMENTS**

## **COMMISSIONER'S ITEMS OF INTEREST**

## **ADJOURNMENT**

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available to public inspection in the Planning Division Office located at 317 N. Douty Street, Hanford, California 93230, during normal business hours. Such documents are also available at the city's website, [www.cityofhanfordca.com](http://www.cityofhanfordca.com) subject to staff's ability to post documents before the meeting.

If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Division's office, 559-585-2580, 317 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}

### **APPEALS:**

Any action of the Planning Commission, which is a final project decision, may be appealed to the City Council by the applicant or any adversely affected person. To file an appeal, an appeal application and filing fee of \$1,000.00 must be submitted to the Community Development Department, 317 N. Douty Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.



**AGENDA  
STAFF REPORT**

|                                 |                          |
|---------------------------------|--------------------------|
| <b>MEETING DATE:</b> 10/13/2015 | <b>AGENDA SECTION:</b> A |
|---------------------------------|--------------------------|

**SUBJECT:**

Approval of Minutes of the September 8, 2015 meeting.

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**RECOMMENDATION:**

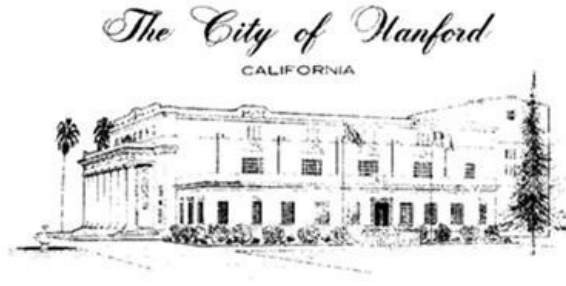
Approve Minutes of the September 8, 2015 Meeting.

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

PC Minutes 09-08-15



**MINUTES**  
**PLANNING COMMISSION**  
**of the**  
**CITY OF HANFORD**  
  
**COUNCIL CHAMBERS**  
**400 N. Douty St.**  
**7:00 PM, Tuesday, September 8, 2015**

**CALL TO ORDER**

Chairperson Froberg called the meeting to order at 7:00 p.m.

**ROLL CALL**

| Attendee Name    | Title | Status  | Arrived |
|------------------|-------|---------|---------|
| Steve Froberg    |       | Present |         |
| Dennis Ham       |       | Present |         |
| Ajmer Nahal      |       | Present |         |
| Richard Douglas  |       | Present |         |
| Michael Johnston |       | Present |         |
| Travis Paden     |       | Present |         |

**FLAG SALUTE**

Led by Commissioner Johnston.

**INVOCATION**

Chairperson Froberg provided the Invocation.

**PUBLIC COMMENT**

*This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Commission. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed. A maximum of **five minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

Chairperson Froberg announced that, because it had not been properly noticed, Item 3: Finding of Conformity, regarding Hidden Valley Park will be moved to the next Planning Commission meeting. He invited anyone who might not be able to attend the next meeting but would like to comment on the item to do so at this time.

1. Mickey Stoddard, member of the Parks and Recreation Commission and retired City of Hanford Recreation Director, spoke regarding park acreage and urged the Commission to protect this land.
2. Rob Bentley, educator and lifelong Hanford resident, stated that schools are locked to protect students. They are also locked over the weekends. He disagrees with City Council's answer that schools can be counted as park space and feels that they should not consider selling this land.
3. Chad Draxler would rather see quality over quantity--better maintenance of existing parks instead of opening new ones.
4. Maureen Fukuda lives near Hidden Valley Park and enjoys the quiet. Encouraged Planning Commission and City Council to continue the spirit with which the park property was purchased.

### **CONSENT CALENDAR**

*Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.*

Motion to approve minutes of August 25, 2015 Planning Commission Meeting.

|                  |                                               |
|------------------|-----------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                   |
| <b>MOVER:</b>    | Richard Douglas                               |
| <b>SECONDER:</b> | Travis Paden                                  |
| <b>AYES:</b>     | Froberg, Ham, Nahal, Douglas, Johnston, Paden |

### **Minutes Approval**

1. **Approval of the Minutes of the August 25, 2015 meeting.**

### **PUBLIC HEARING**

2. **VESTING TENTATIVE TRACT MAP 912: a request to subdivide approximately 24 acres into 94 single-family residential lots and 2.59 acres of open space in accordance with the previously approved Live Oak Master Plan (Planned Unit Development 2005-04).**

Commissioner Johnston recused himself, due to a conflict of interest, at 7:20 p.m., before the Public Hearing.

Chairperson Froberg opened the Public Hearing and called for the Staff Report.

Assistant Planner de Silva noted that the Commissioners had been provided a revised Vesting Tentative Tract Map 912, a chart, and an updated resolution. She presented the Staff Report, recommended approval of Resolution 2015-22, then answered questions of staff.

Public Comment:

**FAVOR:**

1. Tony De Melo, representing the client, thanked the Commission for considering this project and encouraged approval.
2. Chad Draxler encouraged approval.

**OPPOSED:**

None

Chairperson Froberg closed Public Comment and opened Commission Discussion.

Following Commission Discussion, Chairperson Froberg closed the Public Hearing and called for a motion.

Motion to adopt Resolution 2015-22 approving Vesting Tentative Tract Map 912.

Commissioner Johnston returned to the meeting at 7:40 p.m., after the Public Hearing.

|                  |                                     |
|------------------|-------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [5 TO 0]</b>            |
| <b>MOVER:</b>    | Richard Douglas                     |
| <b>SECONDER:</b> | Dennis Ham                          |
| <b>AYES:</b>     | Froberg, Ham, Nahal, Douglas, Paden |
| <b>RECUSED:</b>  | Johnston                            |

**GENERAL BUSINESS**

- 3. Finding of General Plan Consistency for the Sale of City Real Property located at the southwest corner of West Cortner Street and N. 11th Avenue, the westerly 18.1 acres of APN 008-360-006.**

This item was moved to the next Planning Commission meeting to allow proper noticing.

**DIRECTOR'S COMMENTS**

Community Development Director Mata announced that the next Citizens Advisory Committee meeting (General Plan Update) will be September 9, 2015, at 5:30 p.m., in the Training Room of City Hall. This should be the last meeting of this committee. She would like to schedule a joint meeting with City Council at 5:30 p.m., Tuesday, September 22, to review the draft documents. Commissioner Johnston will be on vacation, but because he is on that committee, he will have seen the documents already.

An appeal was filed on PUD 2015-02/TPM 2015-02. This will probably go to City Council the first meeting in October.

**COMMISSIONERS' ITEMS OF INTEREST**

There were no items presented.

**ADJOURNMENT**

Chairperson Froberg adjourned the meeting at 7:42 p.m.

Respectfully submitted,

Diana Black  
Community Development Department Secretary

Attachment: PC Minutes 09-08-15 (1154 : PC Minutes of 9-8-15)



## AGENDA STAFF REPORT

**MEETING DATE:** 10/13/2015

**AGENDA SECTION:** B

**SUBJECT:**

TIME EXTENSION 2015-01, a request to extend the life of Tentative Parcel Map 2006-12 for 12 additional months.

**LOCATION:**

The property is located south of Flint Avenue, west of Mission Drive (APN 007-030-019)

**PROJECT PLANNER:**

Gabrielle de Silva, Assistant Planner

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission:

1. Make the appropriate findings and approve Time Extension 2015-01 subject to the findings and conditions in Resolution 2015-25.

**RECOMMENDED MOTION**

1. I move to approve Time Extension 2015-01 subject to the findings and conditions in Resolution 2015-25.

**PROJECT PROPOSAL**

Time Extension 2015-01 is a request to the Planning Commission by Daley Enterprises to extend the life of Tentative Parcel Map 2006-12 by 12 months. If approved, the time extension would extend the expiration of the project until October 24, 2016.

Tentative Parcel Map 2006-12 is attached as Exhibit A.



## BACKGROUND INFORMATION

On October 24, 2006, the Planning Commission approved Tentative Parcel Map No. 2006-12, filed by Daley Enterprises, proposing to divide 1.5 acres into three parcels, as follows:

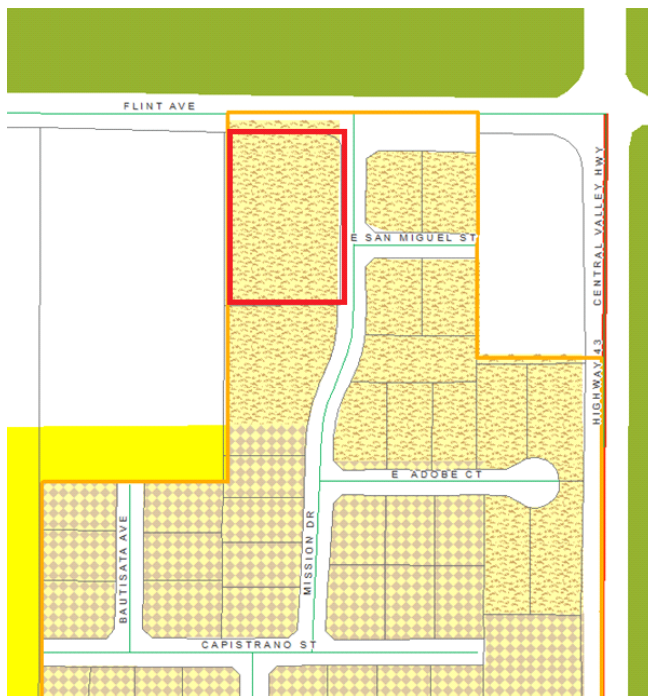
Table 1: Division Approved

| Parcel   | Acreage    | Square Footage |
|----------|------------|----------------|
| Parcel A | .422 acres | 18,395 sq. ft. |
| Parcel B | .395 acres | 17,185 sq. ft. |
| Parcel C | .407 acres | 17,745 sq. ft. |

The project site is located in the “R-1-12” Very Low Density Residential Zone District, south of Flint Avenue, and west of Mission Drive (APN 007-030-019).

Figure 1: Aerial

Figure 2: Zoning (R-1-12)





A full analysis of Tentative Parcel Map 2006-12 appears in the original Planning Commission staff report, attached as Exhibit B for the Commission's review. Under Planning Commission Resolution 2006-28 (Exhibit C), the Planning Commission approved Tentative Parcel Map 2006-12 for two years, October 24, 2006 to October 24, 2008. Due to State extensions of tentative maps, the expiration of Tentative Parcel Map 2006-12 was extended to October 24, 2015.

Table 2: Map Extensions

| State Extension | Extension Added | Original Expiration | Extended Expiration |
|-----------------|-----------------|---------------------|---------------------|
| SB 1185         | 1 year          | October 24, 2008    | October 24, 2009    |
| AB 333          | 2 years         | October 24, 2009    | October 24, 2011    |
| AB 208          | 2 years         | October 24, 2011    | October 24, 2013    |
| AB 116          | 2 years         | October 24, 2013    | October 24, 2015    |

Pursuant to Resolution 2006-28 and Section 66463.5 (c) of the Subdivision Map Act, the applicant has requested that the Planning Commission grant a 12-month time extension, thus extending the expiration of Tentative Parcel Map 2006-12 to October 24, 2016. The applicant has noted the reason for the time extension to provide "additional time to complete improvement plans."

#### CONDITIONS OF APPROVAL

All conditions of the original approval, outlined in Resolution 2006-28, shall apply. Additionally, all new conditions of Resolution 2015-25, including the increase in impact fees to reflect the City's current fees, shall apply.

**Applicant**

**Owner**

Daley Enterprises  
1356 E. Tulare Ave  
Tulare, CA 93274

Vern Onstine  
311 2<sup>nd</sup> St.  
Porterville, CA 93257

**FISCAL IMPACT:**

**ATTACHMENTS:**

Exhibit A: Tentative Parcel Map 2006-12

PC Resolution 2015-25

Exhibit B: Original Planning Commission Staff Report (TPM 2006-12)

Exhibit C: Resolution 2006-28 (Original Approval)

# VESTING TENTATIVE PARCEL MAP

A PORTION OF NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

**OWNER**

VERN R. ONSTINE AND MARILYN E. ONSTINE  
1356 EAST TULARE AVENUE  
TULARE, CA 93274

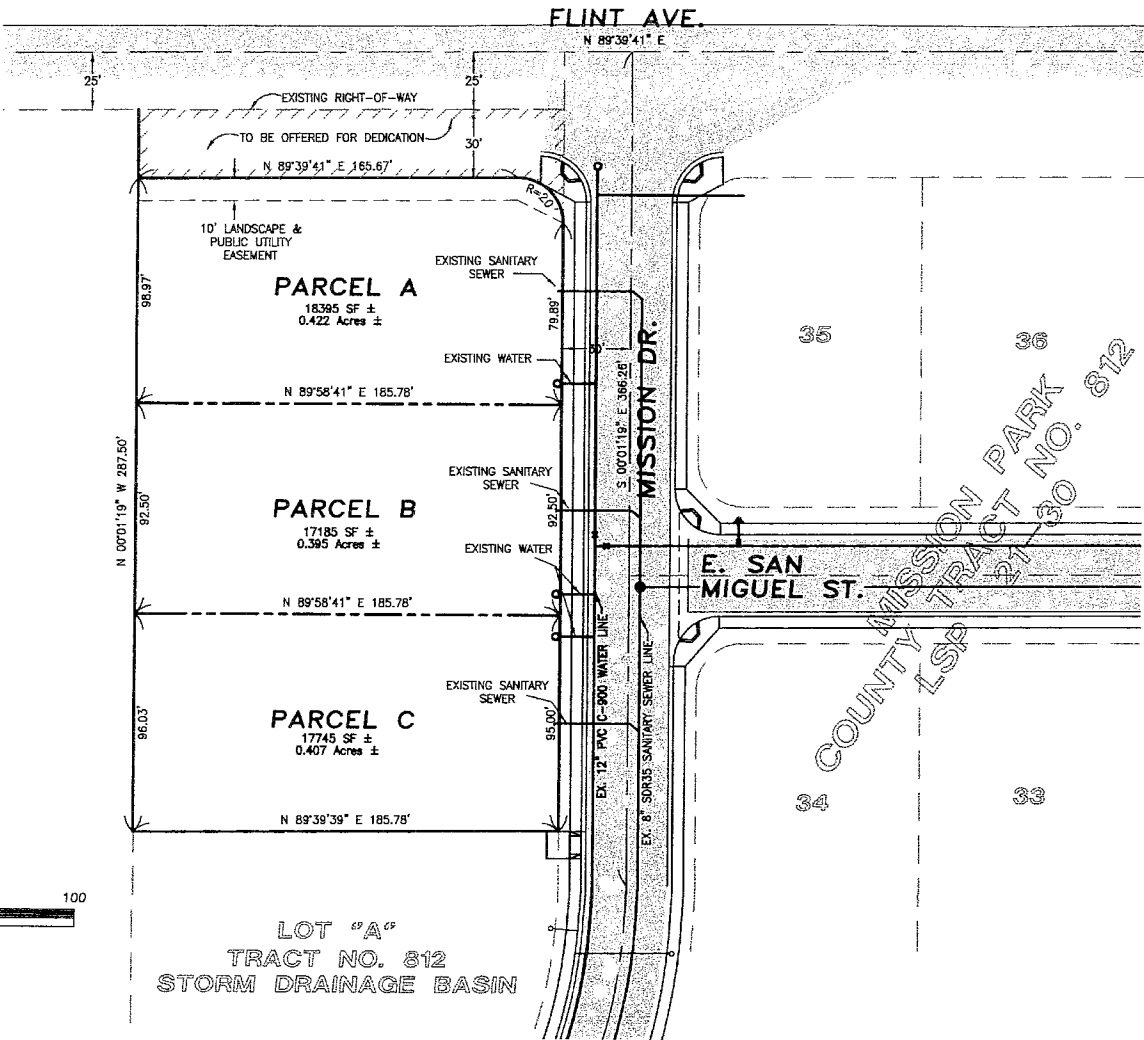
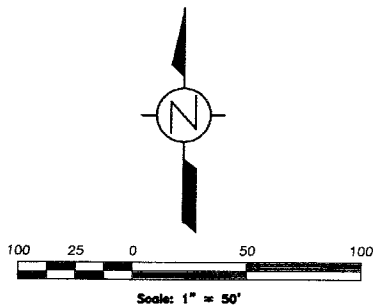
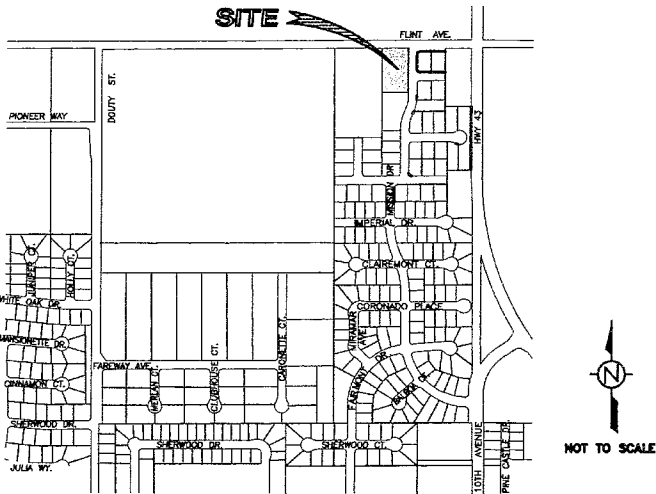
**APPLICANT**

PAUL DALEY  
1356 EAST TULARE AVENUE  
TULARE, CA 93274

**GENERAL INFORMATION**

|                  |                 |
|------------------|-----------------|
| EXISTING ZONE    | AL-10           |
| PROPOSED ZONE    | R-1-12          |
| EXISTING USE     | VACANT          |
| PROPOSED USE     | RESIDENTIAL     |
| SEWER            | CITY OF HANFORD |
| WATER            | CITY OF HANFORD |
| A.P.N.           | 007-030-019     |
| MIN LOT SIZE     | 17185 SF        |
| MAX LOT SIZE     | 18395 S.F.      |
| AVERAGE LOT SIZE | 17775 S.F.      |

**VICINITY MAP**



TENTATIVE PARCEL MAP

for  
DALEY ENT.

609 N IRWIN STREET  
HANFORD, CA 93230  
(559) 582-1056

**CIVIL ENGINEERS**  
**ZUMWALT**  
**HANSEN &**  
**LAND SURVEYORS**

|            |                 |
|------------|-----------------|
| DRAWN BY   | CAZ             |
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| DATE       | See Left Margin |
| JOB NO.    | 0618511         |
| SHEET      | 1               |
| OF         | SHEETS          |

**RESOLUTION NO. 2015-25****A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD  
APPROVING TIME EXTENSION 2015-01 EXTENDING THE LIFE OF PREVIOUSLY  
APPROVED TENTATIVE PARCEL MAP 2006-12 FOR AN ADDITIONAL 12 MONTHS**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on October 13, 2015, by motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and duly carried, the following resolution was adopted:

**WHEREAS**, Tentative Parcel Map No. 2006-12, filed by Daley Enterprises, proposing to subdivide 1.50 acres into three (3) single family lots generally located south of Flint Avenue, west of Mission Drive (APN 007-030-019) has been reviewed by the Planning Commission of the City of Hanford as an advisory agency in accordance with Title 16 of the Hanford Municipal Code;

**WHEREAS**, a time extension was requested by the applicant pursuant to Resolution No. 2006-28 and Section 66463.5(c) of the Subdivision Map Act; and

**WHEREAS**, findings were made pursuant to Section 66474 of the Subdivision Map Act in Planning Commission Resolution No. 2006-28.

**THEREFORE, BE IT RESOLVED**, that a 12 month time extension for Tentative Parcel Map No. 2006-12 be approved in accordance with the existing conditions in Resolution No. 2006-28, adopted October 24, 2006, and with the addition of the following conditions:

1. That the new expiration date of Tentative Parcel Map 2006-12 is October 24, 2016.
2. That all subdivision improvements shall conform to the City of Hanford Construction Standards, Specifications, Ordinances and Policies in effect on the date of the extension approval and shall be subject to fees currently in effect at time of development.

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of Hanford on October 13, 2015 by the following vote:

AYES: Commissioners  
 NOES: Commissioners  
 ABSTAIN: Commissioners  
 ABSENT: Commissioners

Attachment: PC Resolution 2015-25 (1174 : TE 2015-01)

STATE OF CALIFORNIA)  
COUNTY OF KINGS)§  
CITY OF HANFORD)

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 13<sup>th</sup> day of October, 2015.

Darlene R. Mata, Secretary

Attachment: PC Resolution 2015-25 (1174 : TE 2015-01)

**CITY OF HANFORD PLANNING COMMISSION STAFF REPORT  
PERTAINING TO VESTING TENTATIVE PARCEL MAP NO. 2006-12  
October 24, 2006**

**Property Owner**

Vern Onstine  
311 N. 2<sup>nd</sup> Street  
Porterville, CA 93257

**Applicant**

Daley Enterprises  
1356 E. Tulare  
Tulare, CA 93274

**Engineer / Surveyor**

Zumwalt-Hansen, Inc.  
609 N. Irwin Street  
Hanford, CA 93230

**PROPOSAL**

The applicant is proposing to divide approximately 1.50 acres into three parcels. Parcels A, B, & C will be divided as follows:

**Parcel A** – .422 acres  
**Parcel B** – .395 acres  
**Parcel C** – .407 acres

**LOCATION**

The property is located on the south side of Flint Avenue, west of Mission Drive (APN: 007-030-019).

**PROPERTY CHARACTERISTICS****Background/Existing Land Use:**

Annexation/Reorganization No. 132 proposed to annex approximately 1.5 acres located on the south side of Flint Avenue, west of Mission Drive and Prezoning No. 2005-10 proposed to prezone the property from County zoning “AL-10” Limited Agriculture to City zoning “R-1-12” Single Family Residential. The annexation is awaiting hearing at LAFCO. The property is currently vacant land. The site is not in a flood plain (Flood Insurance Rate Map Community Panel No. 060086 0075B, dated August 4, 1988).

**General Plan Designation and Zoning:**

The General Plan designates the property as Very Low Density Residential and it is prezoned “R-1-12”, Single Family Residential. The applicant’s proposal to divide the property complies with both the General Plan and Zoning Ordinance.

**Adjacent Land Uses Zoning/General Plan Designation:**

|               | Existing Land Use              | Zoning / General Plan |
|---------------|--------------------------------|-----------------------|
| <b>North:</b> | Agriculture                    | “AL 10” (County)      |
| <b>South:</b> | Residential under construction | “R-1-12” (City)       |
| <b>East:</b>  | Residential under construction | “R-1-12” (City)       |
| <b>West:</b>  | Agriculture                    | “AL-10” (County)      |



**ANALYSIS****Project Design:**

|                                          | Area           | Width:<br>(east-west) | Depth:<br>(north-south) | Existing<br>Use | Proposed<br>Use |
|------------------------------------------|----------------|-----------------------|-------------------------|-----------------|-----------------|
| <b>EXISTING PARCEL<br/>(rectangular)</b> | 1.50 acres     | Approx.<br>287.50 ft. | Approx. 557.34<br>ft.   | Vacant          | Residential     |
| <b>PARCEL "A"<br/>(irregular)</b>        | 18,395 sq. ft. | Approx.<br>98.97 ft.  | Approx.<br>185.78 ft.   | Vacant          | Residential     |
| <b>PARCEL "B"<br/>(irregular)</b>        | 17,185 sq. ft. | Approx.<br>92.50 ft.  | Approx.<br>185.78 ft.   | Vacant          | Residential     |
| <b>PARCEL "C"<br/>(irregular)</b>        | 17,745 sq. ft. | Approx.<br>96.03 ft.  | Approx.<br>185.78 ft.   | Vacant          | Residential     |
| <b>MINIMUM</b>                           | 12,000 sq. ft. | 80 ft                 | 100 ft.                 | N/A             | N/A             |

Vesting Tentative Map No. 2006-12 must wait until Annexation 132 is completed before final map can be recorded. All proposed lots meet or exceed minimum depth, width and area requirements of the "R-1-12" zone district.

**Staff Comments / Improvements:**

|                                       |                                                                                                                                                                                                                     |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Street Frontage:</b>               | Parcel A: Approx. <u>256.56 ft.</u> along <b>Mission Drive &amp; Flint Avenue</b><br>Parcel B: Approx. <u>92.50 ft.</u> along <b>Mission Drive</b><br>Parcel C: Approx. <u>92.00 ft.</u> along <b>Mission Drive</b> |
| <b>Street Right-of-way<br/>Width:</b> | <u>55 ft</u> existing along <b>Flint Avenue</b>                                                                                                                                                                     |
| <b>Street Curbed<br/>Width:</b>       | <u>46 ft.</u> existing along the south side of <b>Flint Avenue</b><br><u>40 ft.</u> existing along east side of <b>Mission Drive</b>                                                                                |
| <b>Curb and Gutter:</b>               | <u>Existing</u> along east side of <b>Mission Drive</b><br><u>None</u> along <b>Flint Avenue</b>                                                                                                                    |
| <b>Sidewalk:</b>                      | <u>None</u> along the west side of <b>Mission Drive</b>                                                                                                                                                             |



### **Utilities/Public Services:**

The private utility companies were contacted to review this parcel map and no comments were received as of the date of preparation of this report.

### **REQUIRED FINDINGS**

Pursuant to Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act, the Planning Commission can make the following findings:

#### **A. Consistency Finding:**

**A consistency finding can be made because the proposed parcel map is consistent with the State Subdivision Map Act, General Plan and Zoning and Subdivision Ordinances.** This finding can be made based on the following:

1. The proposed parcels meet all minimum requirements of the Zoning Ordinance.
2. The parcel map is being processed in accordance with the Subdivision Map Act.
3. The parcel map is in compliance with the goals and objectives of the General Plan:

#### **Evidence:**

Subdivision Map Act; General Plan; Zoning Ordinance; Proposed Parcel Map.

#### **B. Design Finding:**

**A design finding can be made because the design or improvement of the parcel map is consistent with general and specific plans.** This finding can be made based on the following:

1. The proposed parcels have buildable lot configurations.
2. The proposed parcels meet site area, width, and depth requirements of the R-1-12 zone district.

#### **Evidence:**

Proposed Parcel Map.

#### **C. Type of Development Finding:**

**A type of development finding can be made because the site is physically suitable for the proposed type of development.** This finding can be made based on the following:

1. The site is flat and not located in a flood zone.
2. The parcels are within the urbanized area of the City.
3. City water and sewer services are available to the site.

**Evidence:**

Flood Insurance Rate Map 060086 0075B ; General Plan Map; City sewer and water maps.

**D. Density Finding:**

**A density finding can be made because the site is physically suitable for the proposed density of development.** This finding can be made based on the following:

1. The parcels are of adequate size to support the density of residential use within the guidelines of the General Plan and Zoning Ordinance.

**Evidence:**

General Plan and Zoning Ordinance.

**E. Environmental Finding:**

**An environmental finding can be appropriately made because Section 15315 of the California Environmental Quality Act (CEQA) Guidelines lists minor land divisions as a Categorical Exemption and therefore exempt from the provisions of CEQA.** This finding can be made based on the following:

1. Class 15 consists of the division of property in urbanized areas when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

**Evidence:**

CEQA Guidelines and Public Resources Code Section 21084.

**F. Public Health Finding:**

**A public health finding can be appropriately made because the design of the parcel map and/or type of improvement are not likely to cause serious public health problems.** This finding can be made based on the following:

1. This application has been reviewed by County departments, utility companies, City Fire Department, City Building Department, and other involved departments and there were no required mitigations for health purposes.

**Evidence:**

Vesting Tentative Parcel Map No. 2006-12; Planning Commission Resolution Conditions of Approval.

### **G. Improvements & Access Findings:**

**An improvements and access finding can be appropriately made because the design of the parcel map and/or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed parcels. This finding can be made based on the following:**

1. The proposed parcels are adjacent to public streets (Flint Avenue and Mission Drive).

#### **Evidence:**

Vesting Tentative Parcel Map No. 2006-12, Planning Commission Resolution Conditions of Approval.

### **PUBLIC COMMENTS**

Noticing of the proposed parcel map was published in the newspaper on October 13, 2006, and mailed to property owners within 500 ft. of the project site on October 9, 2006. The Community Development Department has received no comments on the proposed project as of the preparation of this report.

### **ENVIRONMENTAL ASSESSMENT**

CEQA Guidelines Section 15300 et. seq. lists categorical exemptions. Class 15 consists of the division of property in urbanized areas when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. This division of land is considered categorically exempt by CEQA Guidelines Section 15315, Minor Land Divisions. A Notice of Exemption was prepared for Vesting Tentative Parcel Map No. 2006-12.

#### **Evidence:**

CEQA Guidelines and Public Resources Code Section 21084.

### **RECOMMENDATIONS**

Staff recommends that the Planning Commission make the appropriate findings and take the following action:

1. Approve Vesting Tentative Parcel Map No. 2006-12 subject to the findings and conditions of the attached resolution.

Respectfully submitted,

HANFORD COMMUNITY DEVELOPMENT DEPARTMENT

Melody N. Haigh  
Associate Planner

Thomas J. Haglund, Deputy City Manager  
Acting Community Development Director

**CITY OF HANFORD PLANNING COMMISSION RESOLUTION NO. 2006-28  
PERTAINING TO VESTING TENTATIVE PARCEL MAP NO. 2006-12  
FILED BY: DALEY ENTERPRISES**

At a regular meeting of the City of Hanford Planning Commission duly called and held on October 24, 2006, on motion of Commissioner **WEE**, seconded by Commissioner **BEARD**, and duly carried, the following resolution was adopted:

**WHEREAS**, Vesting Tentative Parcel Map No. 2006-12, filed by Daley Enterprises, has been reviewed by the Planning Commission of the City of Hanford as an advisory agency in accordance with Title 16 of the Hanford Municipal Code; and

**WHEREAS**, the project (vesting tentative parcel map) is located on the south side of Flint Avenue west of Mission Drive (APN: 007-030-019); and

**WHEREAS**, all affected public utility companies, various governmental department agencies and the Planning Commission staff have given careful consideration to this vesting tentative map and have made recommendations thereon; and

**WHEREAS**, the project is exempt from environmental review per Section 15315 of the California Environmental Quality Act (CEQA) Guidelines, and

**WHEREAS**, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 66474 of the Subdivision Map Act:

- (a) The proposed parcel map is consistent with the State Subdivision Map Act, General Plan, and Zoning Ordinance;
- (b) The design or improvement of the parcel map is consistent with general or specific plans;
- (c) The site is physically suitable for the proposed type of development;
- (d) The site is physically suitable for the proposed density of development;
- (e) The design of the proposed map and improvements are not likely to cause substantial environmental damage, or substantially and unavoidably injure fish or wildlife or their habitat;
- (f) The design of the proposed parcel map and type of improvements are not likely to cause serious public health problems; and
- (g) The design of the proposed parcel map and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed parcels.

**THEREFORE, BE IT RESOLVED** that Vesting Tentative Parcel Map No. 2006-12 be approved subject to the following conditions:

**ADMINISTRATION DEPARTMENT**

Contact City Attorney: Mike Noland (559) 584-3337

Concerning questions that you may have on the conditions listed below:

**Defense and Indemnification Provisions:**

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.
3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.
4. That the applicant shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the Project. Unless otherwise advised in writing by the City of Hanford, Applicant shall be solely responsible for making any and all decisions regarding whether any portion or aspect of the Project, including, without limitation, any form of reimbursement by the City of Hanford to the Applicant or any contractor, will require the payment of prevailing wages. Further, Applicant will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against Applicant or any contractor as a result of failure to pay prevailing wages.
5. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any

way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.

6. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.
7. That the City of Hanford may, at any time, require the Applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the Applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the Project.

#### **PLANNING DEPARTMENT**

Contact Associate Planner Melody Haigh (559) 585-2579  
Concerning questions that you may have on the conditions listed below:

#### **General:**

1. That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
2. That all approved proposals of the application be conditions of development if not mentioned herein.
3. That the general design of the parcel map be approved with minor modifications being approved by the Community Development and Public Works Departments.
4. That prior to recording the parcel map it is to be submitted to the City Engineer and Community Development Department for compliance with the tentative approval.
5. That in accordance with California Government Code Section 66020, the applicant is hereby notified that the 90 day appeal period identified in California Government Code Section 66020 during which you may protest the imposition of the fees, dedications, reservations and other extractions identified in this Vesting Tentative Parcel Map No. 2006-06 will begin to run on the date of the approval of this application by the Planning Commission.

- That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.

### **Special Requirements:**

- That Vesting Tentative Parcel Map No. 2006-12 shall be recorded only after the annexation process is completed.

### **Zoning:**

- That the proposed parcels are subject to the "R-1-12" residential zone district standards. Setback requirements for Parcels A, B, and C are as follows:

#### **One Story Structure**

Front: 20 feet  
Rear: 15 feet  
Side: 5 feet  
Street Side: 10 feet

#### **Two Story Structure**

Front: 20 feet  
Rear: 25 feet  
Side: 10 feet  
Street Side: 10 feet

#### **PUBLIC WORKS DEPARTMENT**

Contact Deputy Public Works Director: Lou Camara (559) 585-2555  
Concerning questions that you may have on the conditions listed below:

### **General Requirements:**

- That Applicant shall comply with the City of Hanford Public Works Construction Standards and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
- That an encroachment permit for all construction in the public right-of-way be obtained from the Public Works Department prior to beginning construction. For more information contact the City Engineering Division at (559) 585-2557.
- That the development is subject to an Engineering review and inspection fee in accordance with City Resolution No. 92-58-R., or any revisions thereof. Subject fee shall be payable prior to approval of improvement plans.

### **Landscape Assessment District:**

- That the developer shall enter into an agreement for the annexation of property, as identified on the tentative parcel map, into a previously formed landscape assessment district (Tract No. 812 Mission Park - Assessment District No. 05-01), for maintenance of landscaping and decorative wall improvements located along the Flint Avenue frontage of development.
- That the annexation of property, as identified on the tentative parcel map, into the previously formed Landscape Assessment District No. 05-01 shall be complete prior to the recording of a final parcel map.



3. That prior to funds for the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscape and decorative wall improvements.

**Back-up Development Improvements:**

1. That the developer shall design and construct the following improvements along the development frontage of Flint Avenue:
  - a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footing. Masonry wall shall be treated with anti-graffiti repellant. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade/slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and/or changes in wall alignment. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings.
  - b. That a six foot wide detached sidewalk shall be constructed along the development frontage of Flint Avenue in conformance with City Standard CO-14 with following modification: A 6 ½ foot wide park-strip shall separate proposed sidewalk from back of concrete curb.
  - c. That a handicap access ramp shall be installed at the southwest corner of the intersection of Flint Avenue/Mission Drive in conformance with City Standard CO-20. Note: Existing concrete curb return shall be removed and replaced with a new curb return to be located 42 feet south of the Flint Avenue section line (measured from face of curb at end of return).
  - d. That a pressure treated wood header board shall be installed along the Flint Avenue frontage of the development in a location matching proposed future curb & gutter alignment and grade. Future curb & gutter alignment shall be established at a point located 42 feet south of the Flint Avenue section line.
  - e. Landscape plans for Flint Avenue street right-of-way and landscape easement area including, but not limited to, soil preparation, automatic irrigation system and landscaping. Plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by both the Community Development and Public Works Departments.
  - f. That the species of trees and plants shall match established improvements located adjacent to the Mission Park subdivision located just east of proposed development.
  - g. That all back-up development improvements as identified above shall be installed and accepted by the City prior to the recording of a final parcel map.

**Street Improvements:**

1. That a 4 ½ foot wide sidewalk shall be constructed along the property frontage of Mission Drive in conformance with City Standard CO-15. Sidewalk to be located adjacent to the



curb. This improvement may be deferred until the issuance of a building permit for each parcel.

2. That concrete drive approaches shall be constructed along the Mission Drive property frontages of parcels "A, B & C" in conformance with City Standard CO-39. This improvement may be deferred until the issuance of building permits for each parcel.

#### **Development Impact Fees:**

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
3. That development is subject to a Transportation development Impact Fee as required by City Ordinance No.90-09, and any revisions thereof. Fee payable with each building permit.
4. That development is subject to a Parks Development Impact Fee as required by City Ordinance No. 90-10, and any revisions thereof. Fee payable with each building permit.
5. That development is subject to a Wastewater System Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16, and any revisions thereof. Fee payable with each building permit.
8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of a final parcel map.

#### **EXPIRATION**

That this Vesting Tentative Parcel Map becomes null and void after twenty-four (24) months has elapsed from the date of approval if the map has not been recorded. The Commission may grant a time extension if a written request and fee is received from the applicant prior to the expiration date. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the Vesting Tentative Parcel Map is granted.

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of Hanford by the following vote:

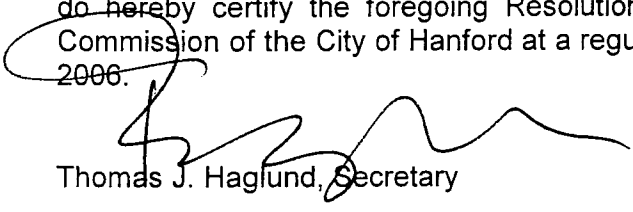
TPM 2006-12 Resolution  
Page 7

**VOTING**

AYES: COMMISSIONERS **WEE, BEARD, SORENSEN, PANNETT, NABORS**  
NOES: COMMISSIONERS **NONE**  
ABSTAIN: COMMISSIONERS **NONE**  
ABSENT: COMMISSIONERS **JENNINGS, ESCOBAR**

STATE OF CALIFORNIA)  
COUNTY OF KINGS ) ss  
CITY OF HANFORD )

I, THOMAS J. HAGLUND, Secretary of the Planning Commission of the City of Hanford,  
do hereby certify the foregoing Resolution was duly passed and adopted by the Planning  
Commission of the City of Hanford at a regular meeting thereof held on the 24<sup>th</sup> day of October,  
2006.



Thomas J. Haglund, Secretary





## AGENDA STAFF REPORT

|                                 |                          |
|---------------------------------|--------------------------|
| <b>MEETING DATE:</b> 10/13/2015 | <b>AGENDA SECTION:</b> A |
|---------------------------------|--------------------------|

### **SUBJECT:**

CONDITIONAL USE PERMIT 2015-03, a proposal to construct a 14,000-square foot auto-collision repair building in the “SC” Service Commercial Zone District. The property is located at the northeast intersection of Glendale Avenue and Aquifer Drive (APN 011-030-001)

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### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission:

1. Make the appropriate findings and approve Conditional Use Permit 2015-03 based on the findings and conditions in Resolution 2015-21.

### **RECOMMENDED MOTION**

I move to approve Conditional Use Permit 2015-03 subject to the findings and conditions in Resolution 2015-21.

### **PROJECT DESCRIPTION**

The applicant proposes to construct a new auto-collision repair shop consisting of a 14,000-square foot shop building (140 ft. x 100 ft.) with a 1,600 square foot office space (32 ft. x 50 ft.). The exterior of the office portion will have stucco walls with stone columns. The shop building will be metal with metal siding. The building will have a covered entryway. In accordance with section 17.38.020 c4 (f) of the Hanford Municipal Code, the applicant will provide 25 parking spaces, one of which is disability-accessible, onsite. Vehicle access to the building will be from Glendale Avenue.

See proposed development, attached as Exhibit A.

### **BACKGROUND INFORMATION**

**Existing Land Use**

The property is a vacant 5.1-acre parcel located north of Glendale Avenue and east of Aquifer Drive and the former College of the Sequoias campus. The project will occupy a 1.6 acre portion of the property for this phase of development. There is not a plan for the future development of the remainder of the site at this time.

The property is not located in a flood plain (Flood Insurance Rate Map 06031C0185C, June 16, 2009).

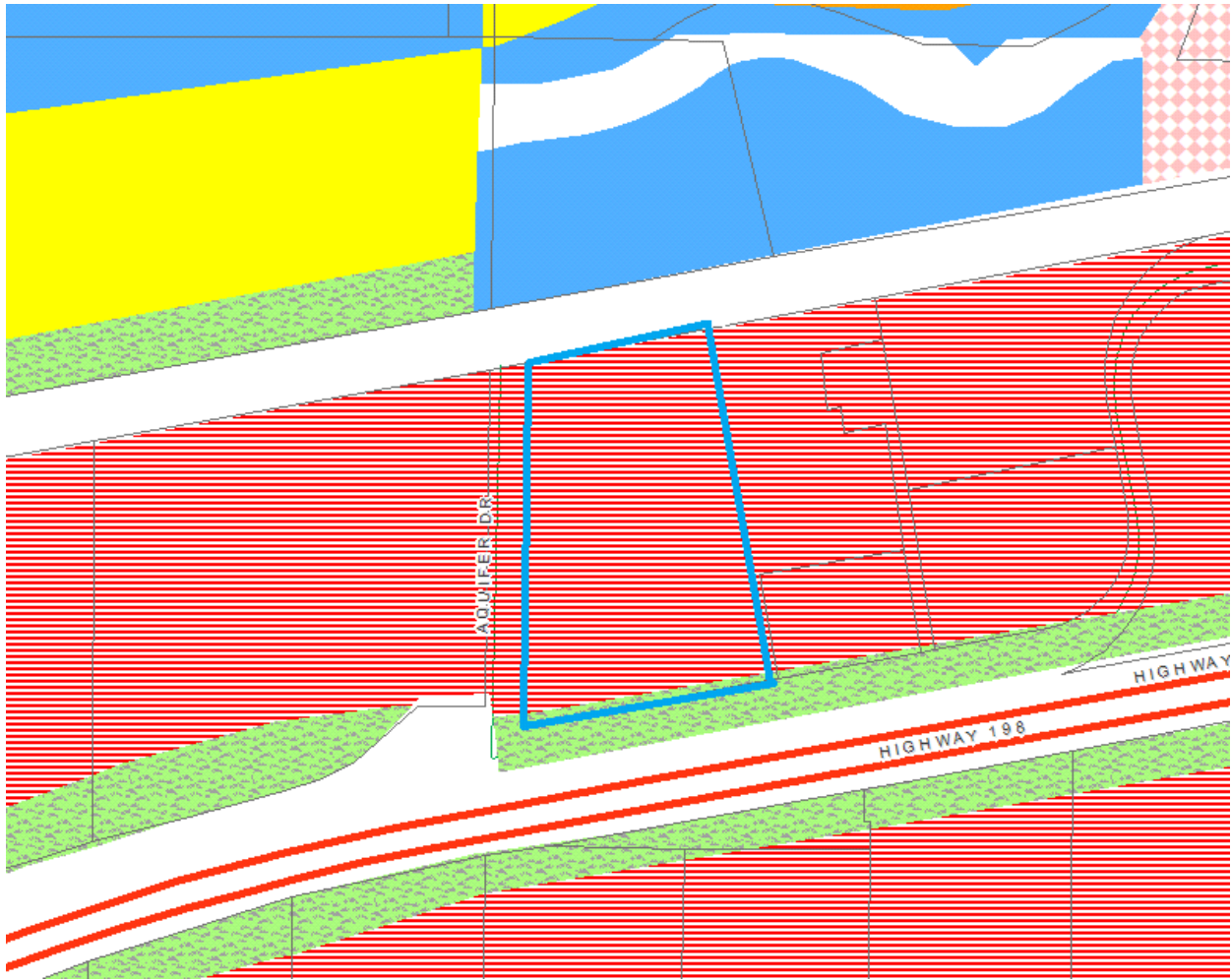
**General Plan Designation and Zoning**

The General Plan designates the property as Service Commercial. The property is zoned “SC” Service Commercial. The applicant's proposal to develop the property as an auto body repair shop is consistent with both the General Plan and Zoning Ordinance, with the approval of a conditional use permit.

Figure 1 Land Use



Figure 2 Zoning - “SC” Service Commercial



An excerpt from the General Plan, Land Use Element, 2002:

**“SC, Service Commercial: 0.25-0.5 FAR**

This Designation includes a broad range of commercial activities which can include freeway (travel) oriented businesses, businesses which have both retail and service components, and other businesses which can be located in a commercial area and not create a nuisance or interfere with normal commercial activities. Where heavier Service Commercial uses are proposed they may require site specific review through a Conditional Use Permit process. The Zoning Ordinance will define criteria for those types of Service Commercial uses that will ordinarily require a Conditional Use Permit. Among typical Service Commercial uses are auto sales, motels, restaurants (including fast food), service stations, auto repair, building material supply, warehousing, wholesale trade, contractors, suppliers, equipment yards, and other similar uses. Also included in this definition are business parks that are designed as clusters of buildings containing offices, warehouses and storage areas. Business parks should be master planned to include extensive landscaping and screening from surrounding uses. Uses within this designation would usually be conducted entirely within a building, with outside storage screened and/or blocked from public view. Outside storage of unprocessed raw material



or large industrial equipment would not be appropriate in a SC area. SC designated areas could range in size from 6,000 square feet to 20 acres with a typical FAR of 0.4” (City of Hanford General Plan, Land Use Element, 2002).

Auto repair is a typical use in the “SC” Service Commercial Zone District and is a permitted use with a conditional use permit in the District.

### **Adjacent Land Use and Zoning**

|        |                           |              |
|--------|---------------------------|--------------|
| North: | Ponding Basin             | (Zoned "PF") |
| South: | Highway 198/ Glendale Ave | (Zoned "SC") |
| East:  | Car Dealership (Hyundai)  | (Zoned "SC") |
| West:  | Former COS                | (Zoned "SC") |

## **PROJECT EVALUATION**

### **Project Design:**

|                  | <b><u>Entire Site</u></b>                                                       | <b><u>Project Site</u></b>              |
|------------------|---------------------------------------------------------------------------------|-----------------------------------------|
| Area:            | 222,295 sq. ft. (5.1 acres)                                                     | 70,034 sq. ft. (1.6 acres)              |
| Width:           | 311.5 ft. (minimum width);<br>403.5 (maximum width)                             | 194 ft.                                 |
| Depth:           | 601.70 ft.                                                                      | 361 ft.                                 |
| Street Frontage: | 403.5 ft. along <u>Glendale Avenue</u> ; 401.7 ft. along <u>Aquifer Drive</u> . | 194 ft along <u>Glendale Avenue</u> .   |
| Sidewalk:        | Existing along <u>Glendale Avenue</u> ; Existing along <u>Aquifer Drive</u> .   | Existing along <u>Glendale Avenue</u> . |

### **Setbacks**

Section 17.28.130 of the Hanford Municipal Code details setback requirements for the “SC” Service Commercial Zone District, as follows:

A. Front Yards. The minimum front yard shall be as follows:

|                 |                           |
|-----------------|---------------------------|
| <b>District</b> | <b>Minimum Front Yard</b> |
|-----------------|---------------------------|

|    |         |
|----|---------|
| SC | 15 feet |
|----|---------|

B. Side Yards and Rear Yards. No side yard or rear yard shall be required, except as follows:

1. Side Yard. In any commercial district, the minimum side yard abutting a CO, UR, AG, R, RM, OR or O district shall be 10 feet plus one foot setback for each foot of building height in excess of 10 feet.

2. Rear Yard. In any commercial district, the minimum rear yard abutting an CO, UR, AG, R, RM, OR or O district shall be 10 feet plus one foot setback for each foot of building height in excess of 10 feet.

The applicant meets the required 15-foot front-yard setback (see **Exhibit A** for site plan). The applicant is not required to provide a side or rear yard setback, as an CO, UR, AG, R, RM, OR or O district is not abutted.

### **Parking**

The applicant provides adequate parking based on the requirement of Section 17.58 of the Hanford Municipal Code, which states parking stalls must be provided based on the following calculation, “Service commercial establishments, *repair shops*, and wholesale establishments, one space for each six hundred (600) square feet of floor area or one space for each two employees, whichever number is the greater.”

**Calculations: (14,000 sq. ft. of shop space ÷ 600 sq. ft.) = 23 parking stalls**

Note: the maximum number of compact car parking spaces is limited to 30 percent of the total parking spaces required. The applicant does not propose any compact parking stalls.

### **Lot Coverage**

Section 17.28.010 of the Hanford Municipal Code details coverage requirements in the commercial zone districts, as follows:

The percentage of building coverage requirements in the C districts is to correspond with the general plan floor area ratio (FAR) range requirements as follows:

| <b>District</b> | <b>FAR%</b> |
|-----------------|-------------|
| SC              | 0.25 - 0.5  |

The applicant’s proposal is within the designated range for Floor Area Ratio (FAR). The building’s footprint is 15,200 sq. ft. (14,000 sq. ft. shop + 1,200 sq. ft. covered carport) and the lot size for this portion of development is 70,034 sq. ft. (1.6 acres). The FAR is 0.22, which does not exceed the maximum FAR of 0.50.

### **Landscaping**

The applicant’s proposal satisfies the landscape requirement of the HMC, which states, “In all C districts, not less than fifteen (15) feet from the property line adjoining a street or streets shall be landscaped and permanently maintained, except when located in the downtown commercial (DC) district or the service commercial (SC) district which shall be a minimum of ten (10’) feet of landscaping. No fencing shall be placed in front of or within any landscaped area located next to a street(s)” (Hanford Municipal Code, Section 17.28. 080, 2002). (See **Exhibit A** for site plan).

### **FINDINGS FOR APPROVAL**

Pursuant to Section 17.58.060 (A) of the Hanford Municipal Code, the Planning Commission



may grant an application for a conditional use permit if, from the application and the evidence submitted, the Commission makes all of the following five findings:

- . That the proposed use would not impair the integrity and character of the zoning district in which it is to be located.

ANALYSIS: The proposed use of an auto-collision repair shop will not impair the integrity or character of the area, since the use is complementary to the surrounding car dealerships in the Auto Mall. The area is not adjacent to any residences, and therefore, will not impact residents with noise or nuisance. Auto repair is an appropriate use for the “SC” Service Commercial District, according to the General Plan. “Among typical Service Commercial uses are auto sales, motels, restaurants (including fast food), service stations, auto repair, building-material supply, warehousing, wholesale trade, contractors, suppliers, equipment yards, and other similar uses.” (General Plan, Land Use Element, 2002).

- . That the proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located.

ANALYSIS: The proposal for the auto-collision repair shop is consistent with existing land uses within the “SC” Service Commercial Zone District and within the Auto Mall. An auto-collision repair shop is a compatible use with the existing car dealerships. The use is also consistent with the list of uses permitted in the “SC” Service Commercial Zone District, which any future use would be.

- . That the proposed use is consistent with the General Plan.

ANALYSIS: The General Plan designates the property as Service Commercial. According to the General Plan, the Service Commercial “designation includes a broad range of commercial activities which can include freeway (travel) oriented businesses, businesses which have both retail and service components, and other businesses which can be located in a commercial area and not create a nuisance or interfere with normal commercial activities. Where heavier Service Commercial uses are proposed they may require site specific review through a Conditional Use Permit process. Among typical Service Commercial uses are auto sales, motels, restaurants (including fast food), service stations, auto repair, building material supply, warehousing, wholesale trade, contractors, suppliers, equipment yards, and other similar uses.” (General Plan, Land Use Element, 2002). Auto repair is listed as an appropriate use in the Service Commercial District.

- . That there will not be significant effects upon the quality of the environment and natural resources.

ANALYSIS: The project is categorically exempt from further Environmental Review as per California Environmental Quality Act (CEQA) categorical exemption number 15332 for in-fill development. An exemption notice has been prepared for the project. The auto-collision repair shop proposed will not have a significant effect on the environment, based on the scale and nature of the project.

- . That the location, size, design, and operating characteristics of the proposed use will not be detrimental to the public interest, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

ANALYSIS: This application has been reviewed by the fire department, building division, public works, and planning division. Any improvements or mitigations required for public health, safety, and welfare have been applied to Conditional Use Permit No. 2015-03 as conditions of approval in Resolution 2015-21.

### **ENVIRONMENTAL ASSESSMENT**

Pursuant to Section 15332 of the California Environmental Quality Act (CEQA) guidelines, the project is exempt from environmental review. A Notice of Exemption has been prepared for the project in accordance with CEQA. See Notice of Exemption, attached as Exhibit B.

### **PUBLIC COMMENTS**

Notice of Conditional Use Permit 2015-03 was published in the newspaper on October 2, 2015 and sent to property owners within 500 feet of the project site on October 1, 2015. The Community Development Department has not received comments on the project as of the preparation of this report.

### **CONDITIONS OF APPROVAL**

Conditions of approval have been included in Resolution 2015-21.

### **Owner/Applicant**

Jon Nelson  
1519 N. 11<sup>th</sup> Avenue  
Hanford, CA 93230

### **FISCAL IMPACT:**

### **ATTACHMENTS:**

Resolution 2015-21  
Exhibit A: Site Plan and Elevations  
Exhibit B: CEQA Notice of Exemption

**CITY OF HANFORD PLANNING COMMISSION RESOLUTION NO. 2015-21  
PERTAINING TO CONDITIONAL USE PERMIT NO. 2015-03 A REQUEST TO  
CONSTRUCT A 14,000-SQUARE FOOT AUTO-COLLISION REPAIR SHOP IN THE  
“SC” SERVICE COMMERCIAL ZONE DISTRICT**

**FILED BY: JON NELSON**

At a regular meeting of the City of Hanford Planning Commission duly called and held on October 13, 2015 on motion of Commissioner \_\_\_\_\_seconded by Commissioner \_\_\_\_\_, and duly carried, the following resolution was adopted:

**WHEREAS**, Conditional Use Permit No. 2015-03, filed by Jon Nelson, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17 of the Hanford Municipal Code; and

**WHEREAS**, the project is located at the northeast intersection of Glendale Avenue and Aquifer Drive (APN 011-030-001); and

**WHEREAS**, all affected public utility companies, various governmental department agencies and the Planning Commission have given careful consideration to this conditional use permit and have made recommendations thereon; and

**WHEREAS**, the project is exempt from environmental review per Section 15332 of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

**WHEREAS**, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.58.060(A) of the Hanford Municipal Code:

1. That the proposed use would not impair the integrity and character of the zoning district in which it is to be located.

**ANALYSIS:** The proposed use of an auto-collision repair shop will not impair the integrity or character of the area, since the use is complementary to the surrounding car dealerships in the Auto Mall. The area is not adjacent to any residences, and therefore, will not impact residents with noise or nuisance. Auto repair is an appropriate use for the “SC” Service Commercial District, according to the General Plan. “Among typical Service Commercial uses are auto sales, motels, restaurants (including fast food), service stations, auto repair, building-material supply, warehousing, wholesale trade, contractors, suppliers, equipment yards, and other similar uses.” (General Plan, Land Use Element, 2002).

Attachment: Resolution 2015-21 (1172 : Conditional Use Permit 2015-03)

2. That the proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located.

ANALYSIS: The proposal for the auto-collision repair shop is consistent with existing land uses within the "SC" Service Commercial Zone District and within the Auto Mall. An auto-collision repair shop is a compatible use with the existing car dealerships. The use is also consistent with the list of uses permitted in the "SC" Service Commercial Zone District, which any future use would be.

3. That the proposed use is consistent with the General Plan.

ANALYSIS: The General Plan designates the property as Service Commercial. According to the General Plan, the Service Commercial "designation includes a broad range of commercial activities which can include freeway (travel) oriented businesses, businesses which have both retail and service components, and other businesses which can be located in a commercial area and not create a nuisance or interfere with normal commercial activities. Where heavier Service Commercial uses are proposed they may require site specific review through a Conditional Use Permit process. Among typical Service Commercial uses are auto sales, motels, restaurants (including fast food), service stations, auto repair, building material supply, warehousing, wholesale trade, contractors, suppliers, equipment yards, and other similar uses." (General Plan, Land Use Element, 2002). Auto repair is listed as an appropriate use in the Service Commercial District.

4. That there will not be significant effects upon the quality of the environment and natural resources.

ANALYSIS: The project is categorically exempt from further Environmental Review as per California Environmental Quality Act (CEQA) categorical exemption number 15332 for in-fill development. An exemption notice has been prepared for the project. The auto-collision repair shop proposed will not have a significant effect on the environment, based on the scale and nature of the project.

5. That the location, size, design, and operating characteristics of the proposed use will not be detrimental to the public interest, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

ANALYSIS: This application has been reviewed by the fire department, building division, public works, and planning division. Any improvements or mitigations required for public health, safety, and welfare have been applied to Conditional Use Permit No. 2015-03 as conditions of approval in Resolution 2015-21.

**THEREFORE, BE IT RESOLVED** that Conditional Use Permit No. 2015-03 be approved subject to the following conditions:

**ADMINISTRATION DEPARTMENT**

Contact the City Attorneys' Office: (559) 584-6656

Concerning questions that you may have on the conditions listed below:

**Defense and Indemnification Provisions:**

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.
3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.
4. That the applicant shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the Project. Unless otherwise advised in writing by the City of Hanford, Applicant shall be solely responsible for making any and all decisions regarding whether any portion or aspect of the Project, including, without limitation, any form of reimbursement by the City of Hanford to the Applicant or any contractor, will require the payment of prevailing wages. Further, Applicant will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be

initiated against Applicant or any contractor as a result of failure to pay prevailing wages.

5. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.
6. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.
7. That the City of Hanford may, at any time, require the Applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the Applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the Project.

#### **PLANNING DEPARTMENT**

Contact Assistant Planner: Gabrielle de Silva (559)585-2578  
Concerning questions that you may have on the conditions listed below:

#### **General:**

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
2. That all approved proposals of the applicant be conditions of development, if not mentioned herein.
3. That all development conforms to the site plan titled Conditional Use Permit 2015-03, as approved by the Community Development Department.

4. That the site be developed according to the approved site plan, with minor modifications to be approved by the Community Development Department.
5. That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Conditional Use Permit Application shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
6. That the building address be posted at the site prior to the first building inspection and that a permanent address sign be placed on the site before occupancy.

#### **Architectural Conditions:**

1. Elevations, colors and materials of all proposed buildings will be subject to approval by the Planning Division prior to building/grading permit issuance for all elevations.
2. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall that the item is attached to.
3. That all vents, gutters, downspouts, flashing, etc. are to match the color of adjacent surface.
4. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.
5. That glossy metal surfaces are to be painted to prevent glare.
6. That all painted surfaces shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
7. That all mechanical equipment, including electrical and gas meters are to be screened from view, and that all new electrical transformers are either underground or screened.
8. That all new and existing electrical boxes, control boxes, and other equipment boxes (*excluding traffic control*) along the street frontage shall be painted hunter green. Prior to painting, the boxes are to be treated with an etching primer (*zinc chromate*) or equivalent.
9. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the proposed building.

#### **Environmental Requirements:**

1. That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be

notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

**Off Street Parking:**

1. That a minimum of 23 off-street parking spaces, one of which is disability-accessible, be provided in accordance with City standards; the applicant provides 25 off-street parking spaces, one of which is disability-accessible, which exceeds the requirement.
2. That the maximum number of compact car parking spaces is limited to 30 percent of the total parking spaces required.
3. That the parking lot be signed in accordance with City standards. Signing shall also include the following:
  - Marked ADA-accessible spaces.
  - Installation of stop signs at the drive approaches to the public street and main private thoroughfares.
  - Marked driveways.
4. That a regular parking-lot maintenance program be created to prevent the buildup of dust, debris, and automobile-related pollution.
5. That no repair work or servicing of vehicles be conducted in an off-street loading area or parking area.

**Signage:**

1. That any/all signs proposed for this development be designed and approved in conformance with the City's Sign Ordinance. A separate application is required.
2. That no banners, streamers, or similar temporary signs shall be located at the site, with the exception of a "grand opening" sign. Per the Hanford Municipal Code, "Grand opening banners are permitted for two weeks only in all C districts" (Hanford Municipal Code, Chapter 17.44.060)

**Fencing and Walls:**

1. That any proposed fencing on the site be maintained in good repair.

**Screening:**

1. That all electrical transformers and/or air-conditioning units be screened with landscaping.



**Lighting:**

1. That all lighting be hooded and directed on site.
2. That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be treated so as not to illuminate adjacent properties.

**Noise:**

1. That construction equipment be muffled and construction activities be limited to the hours between 7 a.m. and 10 p.m.
2. That all noise meets the standards set forth in the General Plan Hazards Element, 2002.

**Dust Control:**

1. That the following dust-control practices shall be implemented:

**Pre-construction:**

1. That material excavated or graded is sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.
2. That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.
3. That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

**During Construction:**

1. After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:
  - a. That non-active portions of the construction site be restricted from vehicular movement.
  - b. That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

**General Fugitive Dust:**

At all times, fugitive dust emissions should be controlled using the following procedures:

1. That on-site vehicle speed should be limited to 15 mph.
2. That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.
3. That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt which may have accumulated from construction activities.
4. That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

#### **Ozone Precursors:**

At all times, ozone precursor emissions should be controlled by the following methods:

1. That all internal combustion-engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

#### **BUILDING DEPARTMENT**

Contact Building Official: Tom Webb (559)585-2584

Concerning questions that you may have on the conditions listed below:

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
  - 4.1 1 copy of the City of Hanford Permit Application form
  - 4.2 6 complete sets of Drawings, unless noted, including:

- 4.2.1 Grading Plan (Civil Drawings)
- 4.2.2 Site Plan
- 4.2.3 Architectural Drawings
- 4.2.4 Structural Drawings
- 4.2.5 Electrical Drawings
- 4.2.6 Mechanical Drawings
- 4.2.7 Plumbing Drawings
- 4.2.8 Landscape Plan
- 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
- 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
- 4.3 2 complete sets of documentation, unless noted, including:
  - 4.3.1 Architectural Specifications
  - 4.3.2 Structural Calculations
  - 4.3.3 Electrical Calculations, if not included on the drawings
  - 4.3.4 Mechanical Calculations, if not included on the drawings
  - 4.3.5 Plumbing Calculations, if not included on the drawings
  - 4.3.6 Energy Calculations, if not included on the drawings
  - 4.3.7 CalGreen Compliance, if not included on plans
  - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
  - 4.3.8 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
- 5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapters 11A and 11B.
- 6. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2013 California Building Code, Section 1803.
- 7. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
- 8. That a school impact fee of \$0.54 (or revision thereof) for each square foot of new building area be paid when building permits are issued.
- 9. That all special-inspection reports be submitted to the Building Division prior to final inspection.
- 10. That separate water and sewer services be provided.
- 11. That separate gas and electric services be provided.

12. That all construction shall conform to the 2013 Edition, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
13. That Kings County Impact Fees shall apply in the following amounts:
  - i. Criminal Justice-----\$ 229.43 per 1000 sq/ft
  - ii. Compliance-----\$ 5.47 per 1000 sq/ft
14. That the building address shall be: 2164 Glendale Ave.
15. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
16. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
17. That the Building Division conducts and approves a Zoning Health and Safety inspection prior to the occupancy of the building.

#### **FIRE DEPARTMENT**

Contact Fire Inspector Susan Martinez @ (559) 585-4793 or smartinez@cityofhanfordca.com concerning questions that you may have on the conditions listed below:

#### **General:**

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances. All Fire Code requirements will be adhered to at all times.**
2. **Deferred submittals must be received within thirty days of building permit issuance.**
3. Please include one set of building plans for Fire Department review. A final set of corrected building plans shall be submitted to the fire department once final corrections are made.
4. All fire protection systems must be installed and operational prior to occupying the building and/or issuance of a Certificate of Occupancy.
5. All permit fees are due prior to scheduling any inspections with the Fire Department. To schedule appointments for inspections, please call (559) 585-2545.
6. Required fire flow and numbers of hydrants will be determined after review of building plans.

7. Scope of work shall be clearly stated on plans.

### **Fire Extinguisher(s):**

1. Fire extinguishers shall be mounted and/or recessed in cabinets where required by the Fire Department and the California Fire Code. Fire extinguisher cabinets shall be signed with the words Fire Extinguisher on the outside or above the cabinet where clearly visible.
2. The size, type and location shall be determined by the fire department on accordance with the California Fire Code and the Hanford Municipal Code.

### **Fire Sprinklers:**

1. Per Hanford Municipal Code, any building greater than 5000 sq. ft. or more than 2 ¼ miles from a city of Hanford fire station is required to have an automatic fire sprinkler system installed as described in the NFPA 13, 13R or 13D Standards, as applicable.
2. Three (3) sets of fire sprinkler shop drawings, hydraulic calculations, specification sheets and a completed fire department permit application shall be submitted to the building department at 317 N. Douty Street, Hanford, CA 93230. ***A sprinkler installation permit and plan check review fee deposit is required at the time of submittal. The deposit shall be \$340.00.***
3. A fire sprinkler riser room is required and shall be located in a minimum 4' x 4' room **accessible only from the exterior** of the building per City Standard WA-27. An access door shall be a man door with a minimum 24" width and 72" in height. The exterior of this door shall be signed **Fire Riser Room**. Letters shall be permanent on a red background and with 4-inch (minimum) white lettering.
4. High piled rack storage shall be in compliance with the California Fire Code, as applicable.
5. Fire Department Connection (FDC) shall be installed within twenty-five (25') feet of a fire hydrant. The exact location shall be determined by the Fire Department. The FDC stem shall be painted all-weather glossy red with white numbers on stem indicating address of the building(s) it serves. Knox FDC Plugs are required on FDC openings.
6. All required hydrants shall be installed to meet City Standard WA-20 and shall be operational prior to the beginning of combustible construction materials being brought onto the site.
7. Fire sprinkler system(s) containing more that 21 heads shall be monitored through a central alarm station as per Hanford Municipal Code.

8. Water flow alarms are required per California Fire Code.

#### **Fire Alarm:**

1. Three (3) sets of fire alarm shop drawings, specification sheets and CSFM Listings and a completed fire department permit application shall be submitted to the building department at 317 N. Douty Street, Hanford, CA 93230. ***A fire alarm installation permit and plan check review fee deposit in the amount of \$340.00 is required at the time of submittal.***
2. HVAC units and/or areas exceeding 2,000 c.f.m., will be required to have a smoke detector installed and comply with the California Mechanical Code

#### **Emergency Access:**

1. Gates and/or driveway widths used for fire department apparatus access shall be a minimum of 20-feet wide and unobstructed. If locked, a Knox Box, Knox Key Switch and/or a Knox Exterior Heavy-duty Padlock will be required. The fire department shall approve the type of device that will be used.
2. Fire apparatus emergency access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of 13-feet, 6-inches.
3. All weather access roads shall be in place prior to construction and shall comply with City Standard ST-36.
4. Submit three copies of an all weather access road plan for Fire Department review and approval prior to construction.

#### **Storage Tanks:**

1. Submit three (3) sets of hazardous materials plans for plan check. Submit floor plan showing difference classes of commodities, their locations and provide MSDS Sheets and a completed fire department permit application shall be submitted to the building department at 317 N. Douty Street, Hanford, CA 93230. ***A Hazardous Materials permit and plan check review fee deposit in the amount of \$340.00 is required at the time of submittal.***

#### **Fire Hydrants:**

1. Three (3) sets of approved civil plans for the underground fire service lines shall be submitted to the building department at 317 N. Douty Street, Hanford, CA 93230. Please include specification sheets for all materials and a completed fire department permit application. ***A deposit in the amount of \$340.00 is required at the time of submittal.***

2. A fire main loop with two (2) points of connection may be required depending on the fire flow requirements.
3. All fire lines and fire hydrants shall be installed and operable prior to construction and be of sufficient capacity for fire protection per the latest adopted California Fire Code Appendix. Fire hydrants are to be located as approved by the Fire Department. All fire hydrants and mains are to meet city standard WA-20. Fire Flow will be determined after submittal of building plan drawings.
4. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
5. Blue dot location marker(s) shall be installed six-inches from the street center line on the side closest to each fire hydrant.
6. The developer shall provide the necessary fire flow for the proposed development, as required by the California Fire Code. It is the developer's responsibility to advise the fire department of building construction type, classification, and square footage prior to approval of construction plans.
7. Double detector check valve(s) shall conform to City Standard WA-29 and shall be installed in all private fire mains. Valve type shall be approved by the City Water Department.

**Special Requirements:**

1. A Knox-Box (a heavy steel box containing keys to the building) shall be installed at a location on site designated by the Fire Department. More than one Knox Box may be required depending on the size of the building and location(s) of the fire riser room, main entrance to the building, etc. The Knox-Box shall be maintained with the current set of keys for the premises inside the box at all times.
2. Site address shall be posted in an illuminated area on the building facing the street. Numbers shall contrast with their background. Size is as follows: Downtown area (existing buildings) 4"; all others: buildings 20-feet or less from street shall have six-inch (6") numbers; buildings 21 to 40 feet from street shall have 8-inch (8") numbers; buildings more than 40 feet from street shall have 12-inch (12") numbers.
3. Fire lane curbs shall be painted all-weather red and marked No Parking Fire Lane in white lettering. The fire department shall approve all fire lanes.

**CITY UTILITY DIVISION**

Contact Utilities Superintendent Mike Cosenza (559)585-2564  
Concerning questions that you may have on the conditions listed below:

**General:**

1. That all work within the City right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That the locations of existing water, sanitary sewer and storm drain mains in the vicinity of project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide the City Utility Division with a minimum of 48 hours prior notice when requesting location of existing utilities at (559)585-2550. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That all utility work and materials shall conform to City of Hanford Construction Standards and Specifications, latest edition.
4. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

**Water:**

1. That the developer shall size water services in accordance with requirements of the Uniform Plumbing Code, latest edition.
2. That the developer shall furnish and install new water service assemblies including water meters as needed for domestic and landscape irrigation uses. That existing water services located at the project site may be utilized, subject to verification of serviceability of meters, size of service, and certification of backflow prevention devices.
3. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided, including fire service lines, if applicable.
4. That all backflow prevention assemblies shall be tested and approved prior to being placed in service by a certified technician. Copies of all back flow test results shall be provided to the City Utility Division.



**Sewer:**

1. That a minimum 6" diameter sanitary sewer lateral shall be installed to serve the proposed development.
2. That prior to connection to public sanitary sewer facilities, the applicant shall furnish and install grease trap assemblies on any sewer laterals receiving water from shop repair. Grease trap assemblies shall be sized in accordance with the Uniform Plumbing Code, latest edition, and approved by the City Building Official prior to installation.
3. That all City of Hanford sanitary sewer system impact fees and any applicable sanitary sewer construction reimbursement charges shall be payable prior to permitting connection to the public sanitary sewer system.

**PUBLIC WORKS DEPARTMENT**

Contact Senior Engineer: Jose Lemus (559)585-2556  
Concerning questions that you may have on the conditions listed below

**General Requirements:**

- a. That the development shall comply with all applicable City of Hanford Standards and Specifications requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
- b. That an Encroachment Permit for work within the public street right-of-way shall be obtained from the Public Works Department prior to starting the work. For more information contact the City Engineering Division at (559) 585-2558. Encroachment Permit Fee shall be determined based on cost of improvements required to be installed within the public street right of way in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fee shall be payable prior to approval of the project plans.
2. That the development is subject to a Grading Plan Review fee of \$5,700.00 in accordance with City Resolution No. 10-31 R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of grading permit. Building permits will not be released until Grading Permit is issued.
3. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation of electric, gas, telecommunications, or other privately owned public utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

4. That open cut trenching within major collector or arterial streets is prohibited. Service connections for public or private utilities located within arterial or major collector streets must be bored.

#### **Map and Plan Requirements:**

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.
2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

#### **Grading and Drainage Requirements:**

1. That a drainage/site improvement plan for development be prepared by a licensed civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to the approved plan.
2. That the developer shall comply with all State of California requirements applicable to the National Pollution Discharge Elimination System (NPDES). A Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be provided to the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov) for further information.
3. That no track-out of soil, gravel, or other construction-related materials on to public streets is permitted.

4. That a Preliminary Soils Report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to approval of development improvement plans.
5. That a final soils report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to acceptance of development improvements by the City or issuance of building permits or whichever comes first.
6. That a drainage/site improvement plan for development be prepared by a registered civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All drainage improvements shall be certified by a registered civil engineer as being constructed to the approved plan.
7. That project site be developed in conformance with the approved drainage plan, with minor modifications being approved by the Public Works Department.
8. That applicant is required to comply with the State of California Water Resource Control Board requirements specifically related to the National Pollution Elimination System permit process.

**Curb & Gutter Requirements:**

1. That existing curbs and gutters found to be in disrepair along the project frontage shall be reconstructed in conformance with City Std. CO-11. The locations of any such curbs and gutters required to be reconstructed shall be shown on the engineered site improvement plans.

**Sidewalk Requirements:**

1. That minimum 7'-6" attached concrete sidewalks in conformance with City Std. CO-15 shall be provided along the entire project frontage. Existing sidewalk panels in good repair which meet ADA and City Standards requirements may be allowed to remain in place. Any existing sidewalk panels which contain tree wells shall be removed, existing irrigation improvements shall be properly capped or removed as directed by city inspector, and shall be and replaced with new concrete sidewalk panels constructed in accordance with City Std. CO-15. The locations of existing concrete sidewalk panels to be removed and replaced shall be shown on the engineered site improvement plans including proposed drive approaches and new sidewalk.

**Drive Approach Requirements:**

1. That 30' wide drive approaches, (City Std. CO-41), shall be installed at the location shown on the approved project Site Plan. The drive approach shall be constructed in compliance with ADA requirements in order to provide continuous pedestrian and

disabled access along the Glendale Avenue project frontage across and/ or around & in back of the drive approach.

### **Parking Lot Requirements**

1. That the parking lot design shall conform to City Standards GE-29 and GE-32.
2. Disabled parking and ADA access within the parking lot shall be provided as per City Building Department requirements in accordance with applicable State and Federal Codes.

### **DEVELOPMENT IMPACT FEES:**

1. That development is subject to the following impact fees in accordance with city ordinances no. Nos. 90-09, 90-10, 98-14 and 05-16, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 1, 2015. Please note a revised fee structure is approved for July 1, 2015. All fees are payable prior to issuance of building permits.  
**(Building area: 15,600 S.F. Bldg. - Site Area: 1.60 Acres.)**
  - A. That the development is subject to a **\$ 70,578.14 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.
  - B. That the development is subject to a **\$ 19,838.52 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.
  - C. That the development is subject to a **\$ 21,746.40 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.
  - D. That the development is subject to a **\$ 1,536.02 12<sup>th</sup> Avenue Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.
  - E. That the development is subject to a **\$ 22,448.86 Storm Drainage Development Impact Fee** in accordance with City Resolution No. 05-13-R, or any revisions thereof.
  - F. That the development is subject to a **\$ 9,575.28 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.

- G. That the development is subject to a **\$ 6,032.52 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- H. That as a non-residential development, the project is **not** subject to a **Park System Impact Fee**.
- I. That the development is subject to a **\$ 1,871.28 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

#### **REFUSE DIVISION**

Contact Refuse Superintendent: Will Smith (559)585-2569  
Concerning questions that you may have on the conditions listed below

#### **General Requirements:**

1. That a 10' x 15' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified for installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure. The refuse enclosure shall have gates of chain link with earth tone colored vinyl slats. The enclosure shall be architecturally compatible with surrounding buildings & location of enclosure must be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That a final site plan showing where refuse enclosure(s) will be located must be submitted to the Community Development Department for approval before building permits may be issued.
6. That all onsite vehicle drive aisles and parking lot areas subject to city refuse truck access shall be surfaced in accordance with City Std. GE-32 industrial parking lot standards.
7. That the applicant shall participate in all available waste recycling & reuse programs.

**EXPIRATION**

That this Conditional Use Application Permit become null and void one (1) year after the effective date of approval unless a building permit is issued and construction is diligently pursued to completion. The Commission may grant a one-year time extension if a written request and fee is received from the applicant prior to the expiration date. If an extension is approved, the project shall be subject to all improvement standards and fees in effect at the time of approval.

**BE IT FURTHER RESOLVED** that the action of this Commission be recommended to the City Council under provisions of Section 17.58.080 of the Hanford Municipal Code.

**PASSED AND ADOPTED** at a regular meeting of the Hanford City Planning Commission by the following vote:

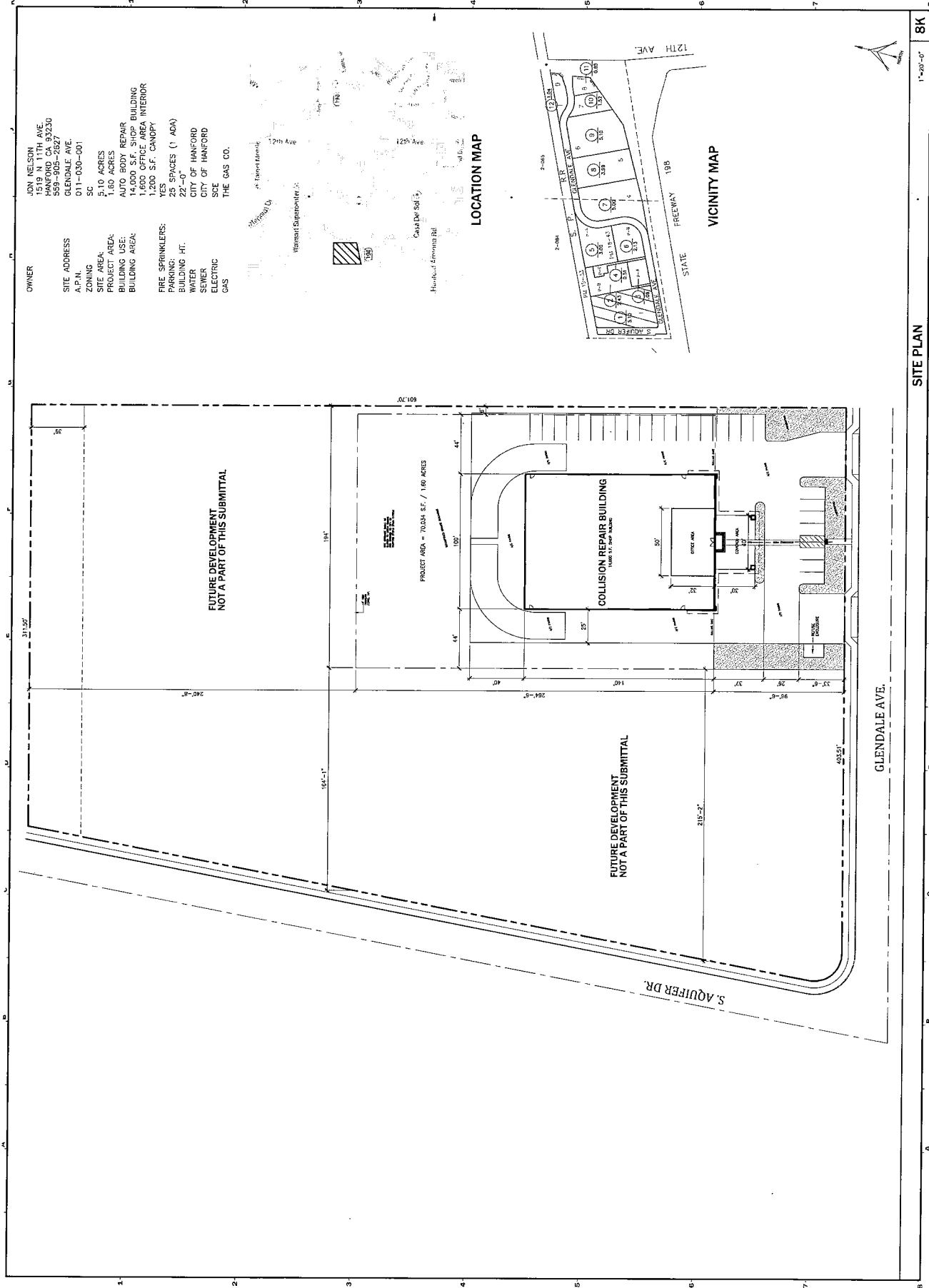
|          |               |
|----------|---------------|
| AYES:    | Commissioners |
| NOES:    | Commissioners |
| ABSTAIN: | Commissioners |
| ABSENT:  | Commissioners |

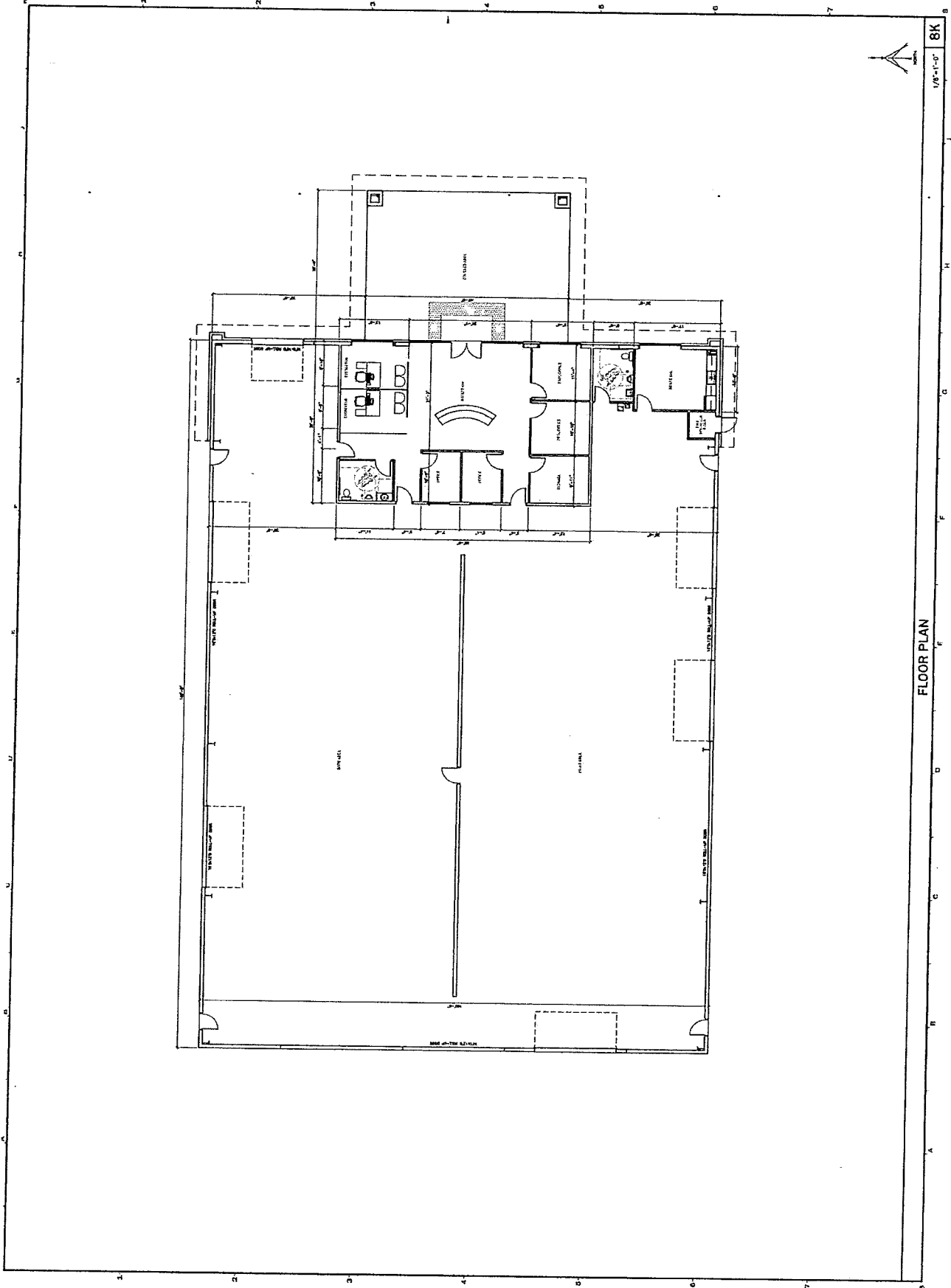
STATE OF CALIFORNIA )  
COUNTY OF KINGS ) ss  
CITY OF HANFORD )

I, **DARLENE R. MATA**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 13<sup>th</sup> day of October 2015.

Darlene R. Mata

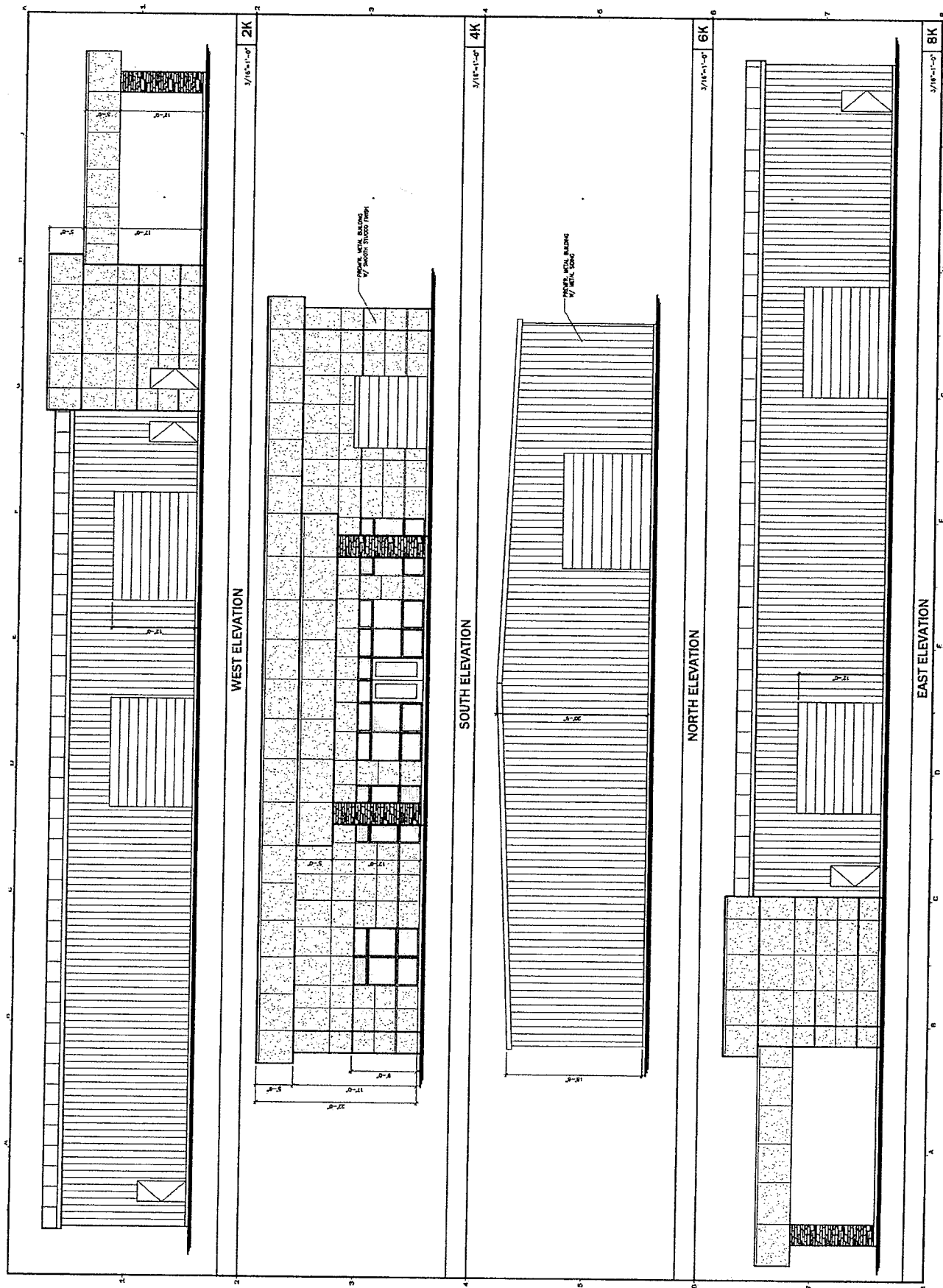
Attachment: Resolution 2015-21 (1172 : Conditional Use Permit 2015-03)

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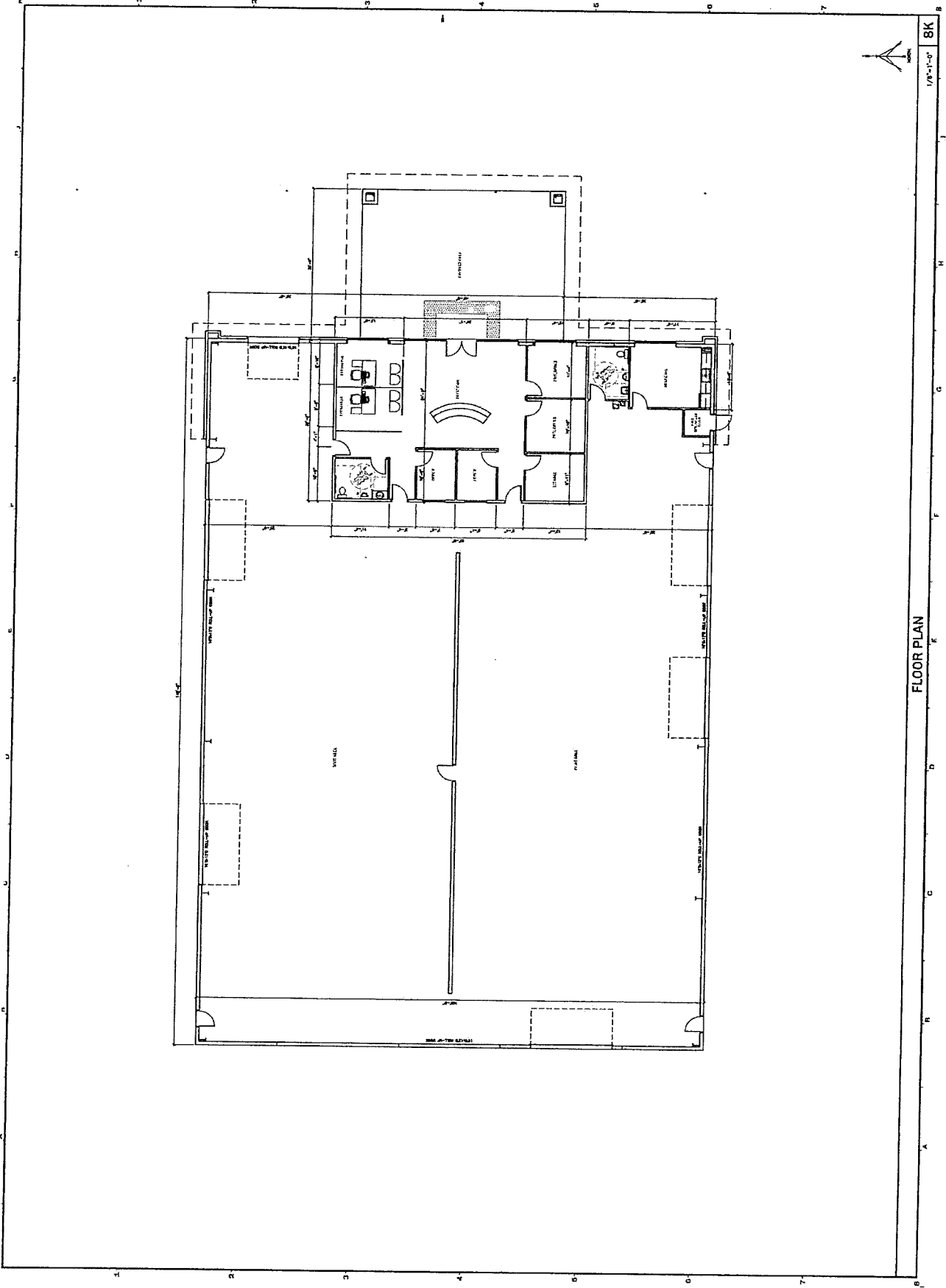
[illegible]



**DARREN VERDEGAL**  
DRAFTING BY  
5502 18TH AVENUE, MAINTON, CA 95320  
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EMAIL: darren@verdegaldrafting.com

[illegible]

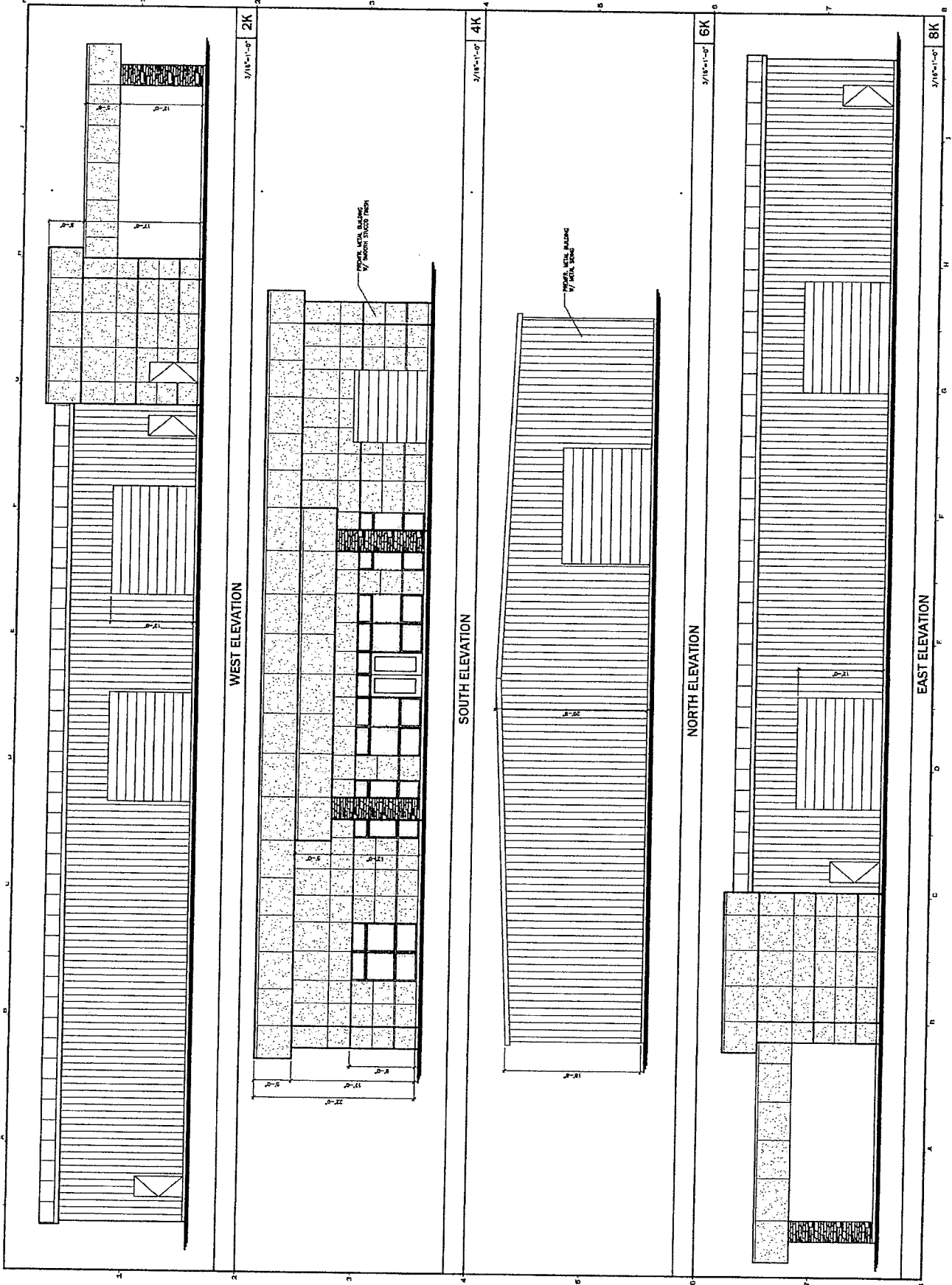




|         |                 |
|---------|-----------------|
| DATE    | 10/1/15         |
| BY      | DARREN VERDEGAL |
| CHECKED |                 |
| DATE    |                 |
| BY      |                 |
| CHECKED |                 |

DRAFTING BY  
DARREN VERDEGAL  
1500 E 17th AVE. SUITE 100  
DENVER, CO 80202  
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www.darrendesign.com

|                                |         |
|--------------------------------|---------|
| PROPOSED DEVELOPMENT FOR:      |         |
| PREMIERE COLLISION CENTER      |         |
| 1500 E 17th AVE. HAWTHORNE, CA |         |
| CONDITIONAL USE PERMIT         |         |
| DATE                           | 10/1/15 |
| BY                             | D-10-15 |
| CHECKED                        |         |
| DATE                           |         |
| BY                             |         |
| CHECKED                        |         |



## Notice of Exemption

## Appendix E

**To:** Office of Planning and Research  
P.O. Box 3044, Room 212  
Sacramento, CA 95812-3044

**From:** City of Hanford (Planning Division)  
317 North Douty Street  
Hanford, CA 93230

County Clerk  
County of Kings  
Kings County Government Center  
Hanford, CA 93230

**Project Title:** Conditional Use Permit 2015-03; Auto-Collision Repair Shop

**Project Location** – Northeast intersection of Glendale Avenue and Aquifer Drive  
APN: 011-030-001

**Project Location** – City: Hanford Project Location – County: Kings County

**Description of Nature, Purpose and Beneficiaries of Project:** proposal to construct a new auto-collision repair building including a 14,000 sf shop with a 1,600 sf office in the Service Commercial “SC” zone district

Name of Public Agency Approving Project: City of Hanford, Planning Division

Name of Person or Agency Carrying Out Project: Jon Nelson

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Infill Development, Section 15332.
- ☐ Statutory Exemption. State code number:

Reasons why project is exempt:

- (a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as a habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

Lead Agency

Contact Person: Gabrielle de Silva Area Code/ Telephone: (559) 585-2578

Signature: \_\_\_\_\_ Date: October 13, 2015 Title: Assistant Planner

- ☒ Signed by Lead Agency Date received for filing at OPR: \_\_\_\_\_
- ☐ Signed by Applicant

Attachment: Exhibit B: CEQA Notice of Exemption (1172 : Conditional Use Permit 2015-03)